Karen Johnson Davidson County
Batch# 718583 DEEDWARR
09/17/2021 10:10:29 AM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20210917-0125110

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $820,000.00.

Affiant

Subscribed and sworn to me on 09/17/21.

NOTARY PUBLIC
My Commission Expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Forest Broyles 1053 Buena Vista Drive Franklin, TN 37069	NEW OWNER	145 14 0 005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Jimenez and Tamra Stallings, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Forest Broyles, a married man, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, Pages 65 and 66, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert Jimenez and Tamra Stallings, Husband and Wife, by Warranty Deed from Carol B. Dronberger, An Unmarried Woman, of record in Instrument No. 20040617-0071896, in the Register's Office of Davidson County, Tennessee, dated June 11, 2004 and recorded on June 17, 2004.
>
> This is improved property known as 6012 Robert E Lee Dr, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 09/15/21.

Robert Jimenez

Tamra Stallings

STATE OF Florida
COUNTY OF St. Johns

On 09/15/21, before me personally appeared Robert Jimenez and Tamra Stallings, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/15/21

NOTARY PUBLIC

My Commission Expires: 2-3-23

Notary Public State of Florida
John Michael Sayne
My Commission GG 265780
Expires 02/03/2023